CITY OF LOUISVILLE

BUILDER ASSISTANCE PROGRAM

RESIDENTIAL GARAGES

The City of Louisville "Builder Assistance Program" is intended to help contractors and the general public understand the requirements for building certain projects within the City and provide guidelines for obtaining a building permit.

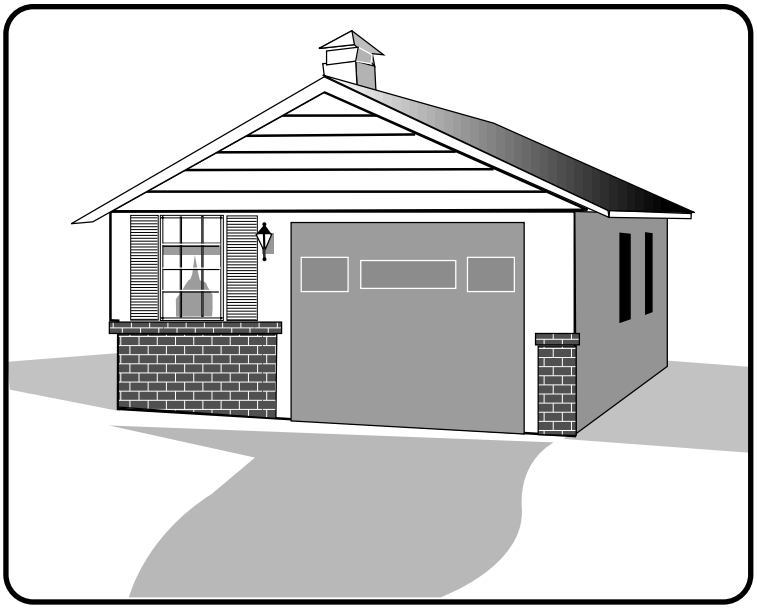
Your submittal information for a Building Permit must include the following information:

1. Fill out a building permit application as completely and accurately as possible. Application forms for building permits may be obtained at the Building Division Counter. Please note if a contractor is to be employed, they must be licensed with the City of Louisville and noted on the application.

2. Provide two (2) copies of construction plans or this Building Guide with the appropriate blanks filled in indicating construction details.

3. Provide two (2) copies of a site plan showing the location of the proposed structure with distances to all property lines and other structures or buildings. The easiest way is to use a copy of an old survey on which to draw your proposed structure's location. Copies of surveys can usually be obtained from the Building Safety Division office.

The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws. The more complete and accurate the submittal, the easier and quicker it is to approve plans and issue a permit. Please note that the City does not review plans for compliance with subdivision covenant agreements. You should contact your home owners association for specific restrictions.



CITY OF LOUISVILLE

BUILDER ASSISTANCE PROGRAM

RESIDENTIAL GARAGES

Building permits must be obtained from the City's Building Division prior to starting your project.

Construction plans or the completed Building Guide must be submitted with your permit application for approval before a building permit may be issued. Approved project plans must be kept on the job site and available to the inspector for review at the time of inspection and should be followed as closely as possible during the construction of the project. Any changes or modifications you may wish to make to your plans after they have been reviewed and approved by the City must be submitted to the Building Division for approval prior to proceeding with your changes.

Your construction plans must include:

A floor plan showing the dimensions of your project or addition and its relationship to existing buildings or structures on the property. In addition to project dimensions, your floor plan must also show other details such as post/stud locations and spacing, joist and beam spans, and any other pertinent information not shown on the sectional drawing.

A sectional drawing providing lumber sizes and details of how all the parts will be attached, supported or put together.

Electrical, plumbing, and mechanical plans, if applicable.

Details of any special conditions that may need more explanation.

Note: Electrical, plumbing, and mechanical plans may be drawn separately or combined with the floor plan.

Your site plan must include:

A copy of a survey of your property showing the size and location of your proposed structure and the distance from the structure to all property lines, alleys, existing buildings and other structures on the property.

With the issuance of a building permit, each permittee will be issued an inspection record card for the City Building Inspector to enter the results of each required inspection. **During the construction of your project, it will be necessary for you to call the Building Division and request all inspections required for your particular project.**

Garages require the following inspections:

1. **Footing and Foundation**
2. **Framing**
3. **Electrical and mechanical (if applicable)**
3. **Final**

IMPORTANT NOTE

When the valuation of construction work on an existing structure exceeds $1000 the entire structure must be brought into compliance with UBC section 310, re: smoke detectors. Install smoke detectors on ceiling as follows:

One detector in each sleeping room AND one detector centrally located in each corridor or area giving access to each separate sleeping area AND one detector on each floor, story, and/or basement.

In split levels - One detector on upper level, unless lower level contains a sleeping area, then one detector per level.

In split levels with sleeping room on upper level, place detector on ceiling near stairway.

If the ceiling height of a room is 24" or more higher than the ceiling of an adjacent hallway which serves a sleeping room then a detector must be installed in both hallway and room.

Smoke detectors must be audible in all sleeping areas. Smoke detectors may be solely battery operated when installed in existing buildings.

Our staff is here to assist you in building a safe and durable structure.
You may contact the City of Louisville Building Safety Division at (303) 666-6565 Ext.154.
Appointments for inspections must be scheduled by calling Ext. 153.
Visit our website at www.ci.louisville.co.us

City of Louisville

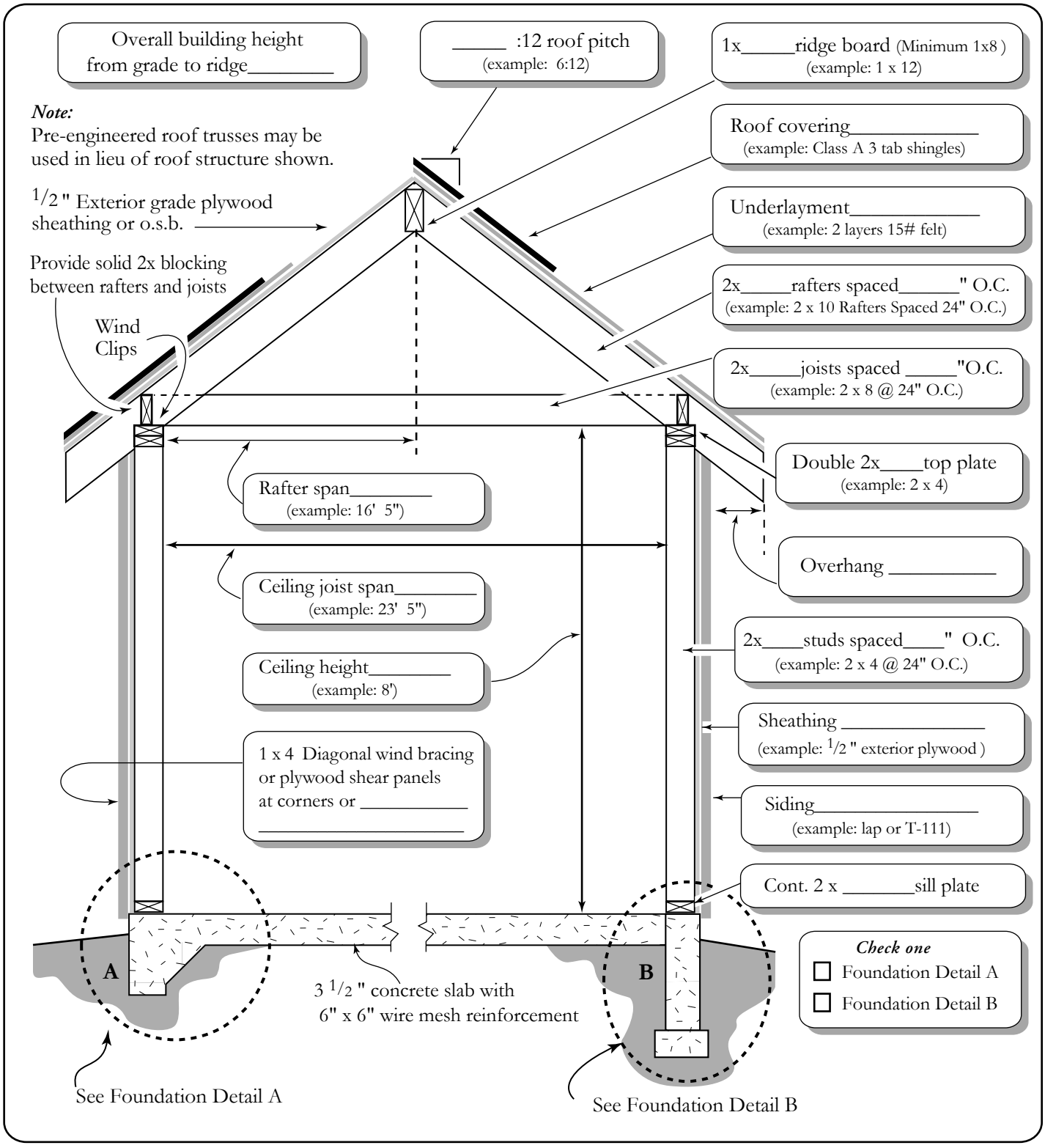
Building Safety Division

Job Address _____

Permit Number _____

GARAGE SECTION

Fill in the blanks with dimensions and materials which will be used to build your garage. Please print legibly.



City of Louisville

Building Safety Division

Job Address _____

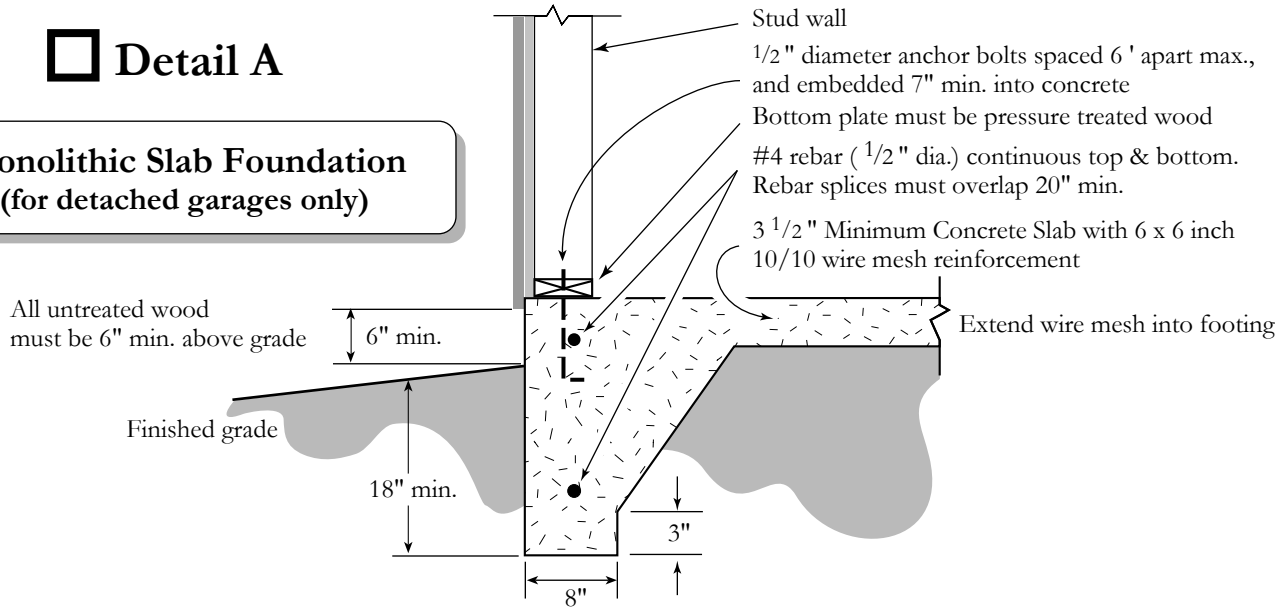
Permit Number _____

FOUNDATION DETAILS

Select one of the Foundation Options below.

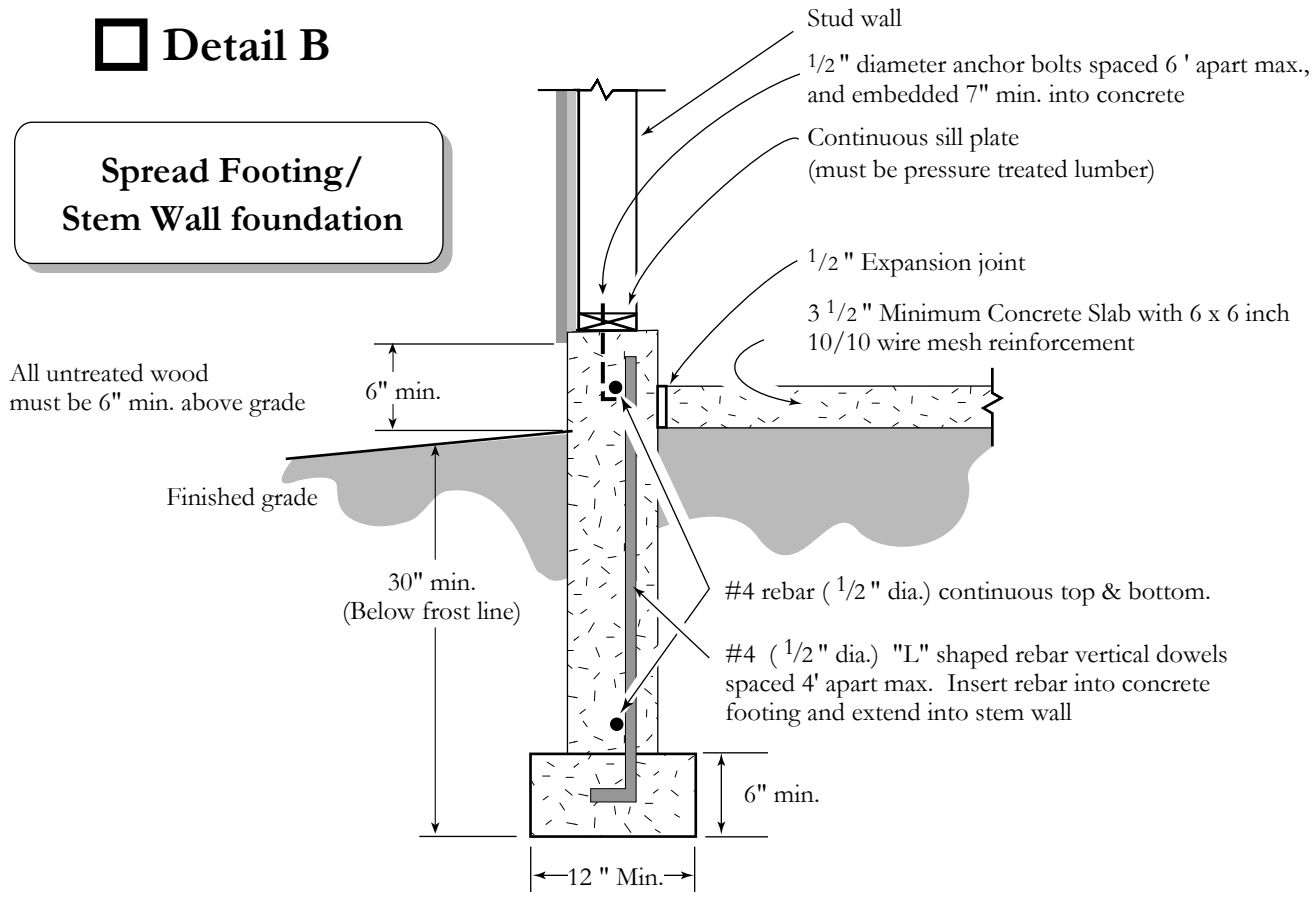
☐ Detail A

Monolithic Slab Foundation
(for detached garages only)



☐ Detail B

Spread Footing/
Stem Wall foundation



City of Louisville

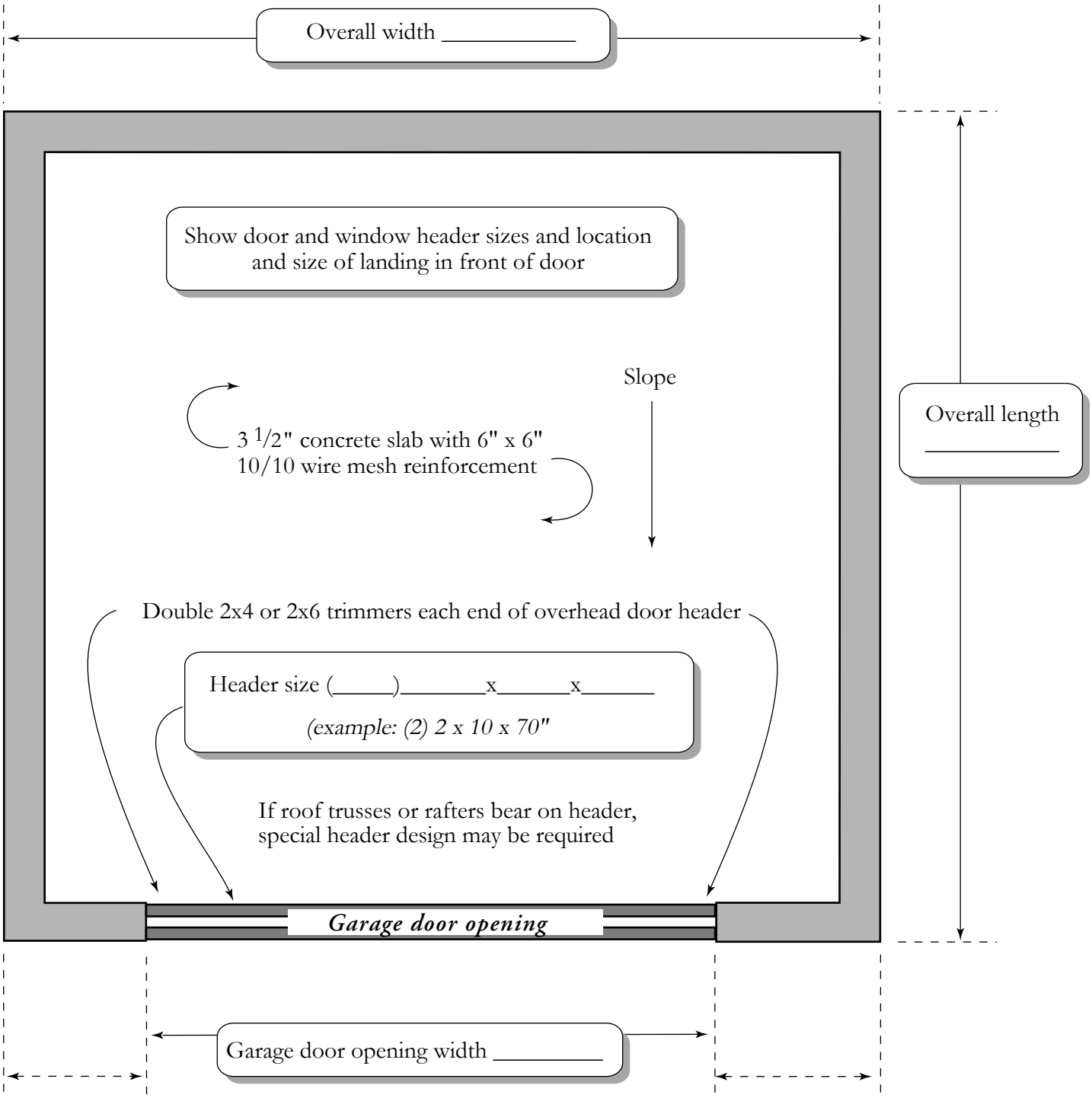
Building Safety Division

Job Address _____

Permit Number _____

FLOOR PLAN

Fill in the blanks with dimensions and materials which will be used to build the structure. Please print legibly.



City of Louisville

Building Safety Division

All lumber to be hem-fir #2 or better

ROOF RAFTER TABLE

RAFTER SIZE	RAFTER SPACING	MAXIMUM SPAN
2 X 6	12" On Center	11' 9"
	16" On Center	10' 2"
	24" On Center	8' 4"
2 X 8	12" On Center	15' 6"
	16" On Center	13' 5"
	24" On Center	11' 0"
2 X 10	12" On Center	19' 10"
	16" On Center	17' 2"
	24" On Center	14' 0"
2 X 12	12" On Center	24' 1"
	16" On Center	20' 10"
	24" On Center	17' 0"

CEILING JOIST TABLE

JOIST SIZE	JOIST SPACING	MAXIMUM SPAN
2 X 6	12" On Center	17' 2"
	16" On Center	15' 7"
	24" On Center	13' 8"
2 X 8	12" On Center	22' 8"
	16" On Center	20' 7"
	24" On Center	18' 0"
2 X 10	12" On Center	28' 11"
	16" On Center	26' 3"
	24" On Center	22' 11"
2 X 12	12" On Center	38' 1"
	16" On Center	33' 10"
	24" On Center	28' 0"